

BOARD OF DESIGN REVIEW MINUTES

June 13, 2002

CALL TO ORDER: Chairman Stewart Straus called the meeting to order at 6:30 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive

ROLL CALL: Present were Chairman Stewart Straus; Board Members Cecilia Antonio, Hal Beighley, Mimi Doukas and Ronald Nardoza. Board Member Jennifer Shipley was excused.

Associate Planner Tyler Ryerson and Support Specialist 3 Robyn Lampa represented staff.

VISITORS:

Chairman Straus read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

STAFF COMMUNICATION:

On question, staff indicated that there were no communications at this time.

NEW BUSINESS:

PUBLIC HEARINGS:

Chairman Straus opened the Public Hearing and read the format of the hearing. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

A. CLEAN WATER SERVICES OPERATIONS HEADQUARTERS AND OPERATIONS YARD

The following land use applications have been submitted for development of a new Clean Water Services Operations Headquarters and Operations Yard. This project consists of two one-story buildings. One will house administrative offices/conference center and indoor vehicle, equipment and material storage. The second building will be used for storage for the facility.

In addition to the two buildings, this project also includes an operation yard and parking lot improvements. The development site is generally located south of SW Merlo Road, east of Beaverton School District Administrative Offices located at 16550 SW Merlo Road, west of Tri-Met Merlo Maintenance Facility located at 16130 SW Merlo Road, and north of Tualatin Hills Nature Park. The site can be specifically identified as Tax Lots 400 and 700 on Washington County Assessor's Map 1S1-08BB. The site is zoned Station Community – Employment District (SC-E) Sub-Area 3 and is approximately 5 acres in size.

1. BDR 2002-0025 – TYPE 3 DESIGN REVIEW

Request for Design Review approval for development of a new headquarters for Clean Water Services. This project consists of two one-story buildings. One will house administrative offices/conference center and indoor vehicle, equipment and material storage. The second building will be used for storage for the facility. In addition to the two buildings this project will also include an operation yard and parking lot improvements. A decision for action on the proposed development shall be based upon the approval criteria listed in Section 40.10.15.3.C of the Beaverton Development Code.

2. VAR 2002-0003 – DESIGN VARIANCE

Request for Design Variance approval to permit deviation from the development standards from Development Code Section 60.20.20, governing Off-Street Parking Lot Construction. The applicant is seeking three deviations from the Code: 1) use of pervious and semi-pervious paving materials rather than asphalt in the employee parking lot and a portion of the visitor parking lot; 2) elimination of a continuous curb between paving and landscaping to increase run-off into bio-swale areas; 3) elimination of landscaping islands in the employee parking at the ends of rows of stalls, compensated by creating a central landscaping bio-swale and perimeter landscaping that exceeds required landscape areas. A decision for action on the proposed development shall be based upon the approval criteria listed in Section 40.80.15.3.C of the Beaverton Development Code.

Associate Planner Tyler Ryerson presented the Staff Reports and described the applications submitted by Clean Water Services (CWS) in conjunction with the development of a new Clean Water Services Operations Headquarters and Operations Yard, pointing out that each of the applications would require a separate motion and decision.

Mr. Ryerson made the following revision to the Staff Report for VAR 2002-0003 – CWS Headquarters Parking Lot Design Variance: page 1, Recommendation: “APPROVAL OF VAR 2002-0003 (Sunset Porsche Landscape CWS Headquarters Parking Lot Design Variance)...”

Mr. Ryerson made the following revisions to the Staff Report for BDR 2002-0025 – CWS Field Operations Headquarters and Operations Yard: 1) page 9, Proposed Landscape Plan, lines 17 and 18, “~~including ornamental and/or native type landscaping.~~” 2) page 9, Proposed Landscape Plan, line 18, “...or manually ~~though~~ **through** an establishment period.” 3) ‘15. ~~The westerly wall of the storage building shall have a design variation from the proposed gray, aggregate emu block to include a horizontal band of alternative color emu block or a band of alternative material type within the wall.~~” He explained that the applicant has provided other alternatives with regard to this building, adding that this would be discussed in greater detail during the presentation.

Mr. Ryerson submitted the materials board, observing that the site is located within the Station Community-Employment (SC-E) zoning district, and explained that the applicant is requesting design review approval for the CWS Headquarters and Operations Yard on Lot 1 of a preliminary approved subdivision platted parcel. He pointed out that this subdivision has not yet been recorded, adding that in addition to the construction of this operations facility, the applicant is attempting to provide a demonstration project for environmentally responsible storm water management through the incorporation of various innovative storm management design elements into the site layout. Noting that the development includes a one-story building containing a 33,061 square foot administrative office, conference center and indoor vehicle equipment and material storage area, he mentioned that an approximately 13,095 square foot storage building would be constructed along the westerly property line to provide shelter for vehicles. He pointed out that the proposal also includes an operations yard, storage bin areas, and parking improvements, adding that the applicant proposes to incorporate pedestrian amenities between the building and the sidewalk of the Merlo access road along the front of the building, as well as through the storm water swale.

Mr. Ryerson described the amenities proposed with this development, including sitting walls, a terrace with concrete pavers, trellis, rock garden, and a meandering accessible pathway connecting to the sites main walkways. He noted that the roof proposed over the administrative offices is a green, low-sloped shed roof, consisting of soil and low growing drought tolerant plant material.

Mr. Ryerson pointed out that the applicant is also requesting a design variance approval to deviate from the parking lot construction standards for the employee and visitor parking lots, as required in Development Code Section 60.20.20, Off-Street Parking Lot Construction, adding that two additional parking lot design standards variations are associated with this application.

Mr. Ryerson pointed out that any project located in the SC-E zoning district must meet special development requirements, noting that the applicant has satisfactorily addressed these requirements. He briefly described various elements of the proposal, observing that the applicant would address these items

in greater detail. Concluding, he recommended approval of both applications, including certain Conditions of Approval, and offered to respond to questions.

APPLICANT:

MARK YOUNG, representing *WBGS Architecture/Planning PC*, on behalf of the applicant, Clean Water Services (CWS), explained that this proposal involves a portion of a joint project involving both CWS and Tri-Met. He introduced Dan Sosnovske, Project Manager for Tri-Met and Steve Keenon of Clean Water Services, both of whom are in the audience and available to respond to any technical questions. Observing that this project involves a portion of a larger development undergoing various current and future application processes, he pointed out that this is the basis for the joint partnership between CWS and Tri-Met. He explained that Tri-Met had purchased 13 acres of land, five of which had been purchased by CWS for the development of their Field Operations Headquarters. He presented a color-coded illustration of the entire site, emphasizing that the area under consideration is the property owned by CWS. He explained that the primary goal of this project is to collect storm water in a more natural and environmentally appropriate manner, adding that this system of storm water collection and management would also serve to accept all of the water runoff generated on the entire site. He discussed the design of the building, observing that the mass of the structure would be basically separated into three sections, including an administrative portion, the crew personnel area and the storage facility for vehicles and equipment. He pointed out that this would basically be an industrial, utilitarian type of building, built to withstand a great deal of abuse, and described the materials that would be utilized throughout the project.

Mr. Young discussed the proposed one-story carport, noting that this would also include an additional storm water quality swale along the back of the structure, and pointed out that this portion of land has been purchased by the Beaverton School District for a future expansion and/or parking lot. Observing that this building would be enclosed on three sides by concrete masonry, he mentioned that this facility would mainly provide storage for accessibility to smaller vehicles and miscellaneous equipment. He described the proposed elevations and materials and presented a drawing illustrating the scale and views of the buildings. Concluding, he offered to respond to questions.

Chairman Straus questioned whether the applicant proposes irrigation of the eco-roof.

Observing that the eco-roof would not be irrigated, Mr. Young explained that the vegetation on this roof would be maintained manually until it is established, emphasizing that the plants utilized should be capable of sustaining themselves naturally at that point. He mentioned that although periodic irrigation might be

necessary, perhaps during the month of August, the proposal does include an outlet to provide water for this purpose.

Mr. Beighley pointed out that although this is an experimental project, he is not aware of any similar examples in the northwest at this time.

Mr. Young mentioned that there are currently several similar projects in the City of Portland, involving some flat roofs, observing that a more recent example involves a particular building in downtown Portland, which has not yet been established and is very sparse at this time. He explained that this particular system has been utilized quite extensively in Europe for approximately 10 or 15 years, emphasizing that this differs from a planter roof that includes approximately 12 to 15 inches of soil. He described this procedure, which involves approximately four inches of soil below a drainage layer, adding that the succulent-type plants do not require extensive irrigation.

Chairman Straus requested clarification of the type of vegetation to be utilized, adding that he is concerned that there might be an individual up there with a lawnmower and a leaf blower at some point.

Observing that CWS is concerned with the experimental nature of this proposal, Mr. Young pointed out that they are committed to maintaining an attractive project that can be used as an example to customers.

Mr. Young referred to the request for a variance, observing that the parking lot also involves an experimental proposal with regard to the impervious materials that would be utilized, pointing out that clogging is one of the issues with pervious concrete.

Mr. Beighley requested clarification of whether wheel stops would be included in the parking lot.

Mr. Young advised Mr. Beighley that wheel stops have not been proposed for the employee parking lot, adding that CWS has indicated that they are capable of controlling and maintaining the actions of their employees. He pointed out that wheel stops would negate the ability to utilize the street sweepers within the lot.

Referring to the Condition of Approval that had been eliminated with regard to the building on the west side of the property, Ms. Doukas noted that the proposed variations only involve a texture change, from smooth face to split face, adding that the color is the same.

Mr. Young stated that this actually involves a change from smooth face to ground face, noting that this material is taken through a grinder that exposes all of the aggregate and becomes a different color.

Ms. Doukas questioned the length of the wall of the storage building.

Mr. Young informed Ms. Doukas that the wall is approximately 350 feet in length, adding that this would be divided up into segments of approximately 30-feet, corresponding to control joints in the wall.

Ms. Doukas observed that no vertical landscaping has been proposed.

Mr. Young pointed out that the swale includes a combination of bushes, groundcover, grasses and wetland vegetation, emphasizing that no trees have been proposed.

Chairman Straus questioned whether there is a problem with locating trees in this area because of the water treatment function or related maintenance.

Mr. Young explained that it could be possible to include trees in this area.

Chairman Straus mentioned that some species of trees are especially acclimated to survive in swamps, adding that it should be possible to determine some species that would be appropriate for this area.

Ms. Doukas observed that trees also serve to cool the water, adding that this is also a good idea.

Mr. Beighley expressed his opinion that Red Alder Trees would be a good option for this area, and requested clarification of what would occur in the area between the back of the building and the property belonging to the Beaverton School District.

Mr. Young pointed out that this area also belongs to the school district, adding that while he is not certain what this property would be used for at this time, this would possibly provide room for a parking expansion.

Ms. Doukas mentioned that the school district would have a view of the huge CMU wall, noting that this would create a potential impact.

Mr. Young observed that the wall serves to screen the storage yard.

Mr. Ryerson expressed his opinion that the Red Alder Trees would provide a solution for screening the wall, adding that the spacing of these trees should be considered and that staff supports an appropriate Condition of Approval. He further explained that Condition of Approval No. 15, which had been eliminated, had been prepared prior to the submittal of the applicant's revision, adding that it had been staff's opinion that any wall changes should be vertical, rather than horizontal, as the condition stated.

PUBLIC TESTIMONY:

On question, no member of the public testified with regard to these applications.

The public portion of the Public Hearing was closed.

Mr. Beighley **MOVED** and Ms. Doukas **SECONDED** a motion for the approval of BDR 2002-0025 – Clean Water Services Operations Headquarters and Operations Yard Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearings on the matter and upon the background facts, findings and conclusions found in the Staff Report dated June 6, 2002, including Conditions of Approval Nos. 1 through 14, and including an additional Condition of Approval, as follows:

15. Provide a minimum of 15 Red Alder Trees along the west wall of the outside storage area, spacing to be determined by owner.

The question was called and the motion **CARRIED** by the following vote:

AYES: Antonio, Beighley, Doukas, Nardozza and Straus.
NAYS: None.
ABSTAIN: None.
ABSENT: Shipley.

Mr. Beighley **MOVED** and Ms. Doukas **SECONDED** a motion for the approval of VAR 2002-0003 – Clean Water Services Operations Headquarters and Operations Yard Design Variance, based upon the testimony, reports and exhibits presented during the public hearings on the matter and upon the background facts, findings and conclusions found in the Staff Report dated June 6, 2002, including Conditions of Approval Nos. 1 through 3.

The question was called and the motion **CARRIED** by the following vote:

AYES: Antonio, Beighley, Doukas, Nardozza and Straus.
NAYS: None.
ABSTAIN: None.
ABSENT: Shipley.

APPROVAL OF MINUTES:

The minutes of the Work Session with the Planning Commission of March 13, 2001, as written, were submitted. Chairman Straus asked if there were any changes or corrections. Ms. Doukas **MOVED** and Ms. Antonio **SECONDED** a motion that the minutes be adopted as written and submitted.

The question was called and the motion **CARRIED** unanimously, with the exception of Mr. Beighley, who abstained from voting on this issue.

The minutes of May 9, 2001, as written, were submitted. Chairman Straus asked if there were any changes or corrections. Mr. Beighley requested that line 1 of page 17 be amended, as follows: “The Manhattan ~~Uwanamis~~ **Euonymus** shall be replaced...” Ms. Doukas **MOVED** and Ms. Antonio **SECONDED** a motion that the minutes be adopted as written and amended..

The question was called and the motion **CARRIED** unanimously.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 7:15 p.m.